

**MINUTES**  
**(Audio Recording Available)**  
**BOARD OF BUILDING STANDARDS/**  
**ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW BOARD**  
**MEETING OF March 8, 2012**  
**5:30 PM - LAKEWOOD CITY HALL**  
**AUDITORIUM**

A. The Chairman called the meeting to order at 5:30 P.M.

1. **ROLL CALL**

MEMBERS PRESENT:

Michael Fleenor  
Michael Molinski, Chair  
Carl Orban, Vice-Chair  
Cynthia Stockman  
John Waddell

OTHERS PRESENT:

Dru Siley, Secretary, Dir. of P&D  
Bob Apanasewicz, Asst. Bldg. Comm., Commercial  
Jeff Fillar, Asst. Bldg. Comm., Residential  
Bryce Sylvester, Planner

2. Approve the minutes of the February 9, 2012 meeting

A motion was made by Mr. Waddell, seconded by Mr. Fleenor, to **APPROVE** the minutes of the February 9, 2012 meeting. All of the members voting yea, the motion passed.

3. Opening remarks.

Mr. Molinski waived the reading of the Opening Remarks.

**OLD BUSINESS**

**ARCHITECTURAL BOARD OF REVIEW**

4. **Docket 11-149-11** **R** **12576 Lake Avenue**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Drew Smith  
Brad Smith Roofing Co. Inc.  
24550 Sperry Road  
Westlake, Ohio 44145

The applicant requests the review and approval of a front stoop renovation. This item was deferred from the meeting of January 12, 2012. (Page 10)

Mr. Fillar stated the Department of Planning and Development had received a letter from the applicant with the request to defer until the meeting of April 12, 2012.

Mr. Molinski confirmed this was the fourth request for a deferral.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DENY** the request. All of the members voting yea, the motion passed.

5. **Docket 02-15-12** **R** **1270 Beach Avenue**

- ☐ Approve
- ☐ Deny

Mohammed Amawi  
1270 Beach Avenue

( ) Defer

Lakewood, Ohio 44107

The applicant requests the review and approval for the enclosing of a front porch. This item was deferred from the meeting of February 9, 2012. (Page 5)

Mohammed Amawi, applicant, was present to explain the request. No revised drawings were submitted; however he was looking to modify the windows on the side, and if that was not an option, he would look to find windows to match the ones on the front of the porch.

Mr. Orban reminded him of the previous discussion about the style of side windows; that they should match the existing ones, as to the architectural period of the home. The same had applied to the porch entry double doors.

Mr. Amawi said he wanted to keep the doors.

Mr. Fleenor echoed Mr. Orban's comments regarding the style of the side windows. Ms. Stockman asked if the doors were wood or stained fiberglass. She added the doors were too large; that perhaps a single door with side lights on both sides of it would be more appropriate. Mr. Fleenor suggested moving the doors to the side perpendicular to the front of the house.

Mr. Siley clarified what the Board was requesting as pertained to revisions. He offered Mr. Amawi the option of meeting with him before the next meeting in April.

Ted Vaughn, 1266 Beach, spoke in support of the applicant.

There were no further comments from the Division of Building or the Planning Department.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** the request until the meeting of April 12, 2012. All of the members voting yea, the motion passed.

## **NEW BUSINESS**

### **BOARD OF BUILDING STANDARDS**

8. Docket 03-19-12

**R 2183 Lakeland Avenue**

( ) Approve

( ) Deny

( ) Defer

George Wilburn

K&G Construction

17800 Lakewood Heights Boulevard

Lakewood, Ohio 44107

The applicant requests the review and approval to build a 480 square foot garage on a monolithic floating concrete slab without the required footers, pursuant to Section R403.1.4.1; Frost Protection. (Page 30)

George Wilburn, applicant, was present to explain the request. It was to be a single story, two and one half garage used for storage only.

There were no comments from the public. Mr. Fillar said there were no comments from the Division of Building other than to say it was in compliance with what was built in the past.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

## **ARCHITECTURAL BOARD OF REVIEW**



11. **Docket 03-22-12**

**R 1354 Manor Park Avenue**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Andrew Schmidt  
Joyce Factory Direct  
1125 Berea Industrial Parkway  
Berea, Ohio 44017

The applicant requests the review and approval of a front porch enclosure. (Page 38)

Andrew Schmidt, applicant, was present to explain the request. The plan was to replace the existing wall structure under the header with a vinyl system. The roof would remain intact, all the electric would be updated to code, and vinyl windows would be installed.

Mr. Molinski did not like the look of the exterior material. Mr. Schmidt said it could be vinyl sided to match the existing. Mr. Orban did not approve of the window system; it did not follow the style of the house. Mr. Schmidt stated the proposed door would be full view glass door. Ms. Stockman said the enclosure lacked detail. Mr. Fleenor noted the original porch columns were removed. Mr. Waddell asked if double hung slider windows could be used.

The Division of Building had no opinion. There were no comments from the public.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** the request until the meeting of April 12, 2012. All of the members voting yea, the motion passed.

9. **Docket 03-20-12**

**17855 Clifton Boulevard  
Frank P. Celeste Park**

- ( ) Approve
- ( ) Deny
- ( ) Defer

Will Rouse / Lou Stergar  
Eagle Scout Candidate / General Contractor  
1251 Marlowe Avenue  
Lakewood, Ohio 44107

The applicants request the review and approval of the construction of a gazebo in the Frank P. Celeste Park. (Page 33)

Will Rouse, applicant, was present to explain the request. The proposed gazebo would be ten and one half feet (10.5') in diameter, and octagonal in shape, and placed in the NW corner of the lot. The pressure treated lumber structure would be placed on a floating concrete slab and painted white. Asphalt shingles would be used on the roof.

Mr. Orban felt it would be a nice feature of the park. Ms. Stockman inquired who would provide the maintenance. Mr. Siley stated the City's Parks Department would do the maintenance. Ms. Stockman suggested the gazebo be stained in lieu of paint.

Kathleen Lawrence, 17849 Clifton Boulevard, objected to the project in that location. She maintained the Adopt-a-Spot in the park and West Clifton Boulevard. She felt it would cause disruption and noise, and it would not be a benefit.

Laura Cannon (no address given) was concerned about it becoming a destination point and wondered where people would park their vehicles.

Paul Jenks, 1181 West Clifton Boulevard, objected to the project. He felt maintenance was an issue.

Mark Reinhold, 1120 Forest Drive, said the shingles color would be determined by the selected finish. Mr. Rouse stated the proposed location would help abate noise and loitering problems.

The Board was sympathetic to the concerns of the neighboring residents, felt the gazebo would be a beneficial addition, the park was primarily a pause point area, and the structure would be placed appropriately within the park.

Mr. Fillar had no comments. Mr. Siley approved of the gazebo, and said that maintenance of the structure would not be a problem. The Police Department patrolled the area regularly already.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **APPROVE with the stipulations that the color(s) of the shingles and the color of the paint/stain would be approved administratively.** All of the members voting yea, the motion passed.

#### **BOARD OF BUILDING STANDARDS**

6. **Docket 03-17-12 - B**

**C 1548 West 117<sup>th</sup> Street  
INN THE DOGHOUSE**

- ☐ Approve
- ☐ Deny
- ☐ Defer

Whitney and Mark Callahan  
10237 Berea Road, "H" and "J"  
Cleveland, Ohio 44102

The applicants request the review and approval of a variance to allow the maximum signage area in excess of 120 square feet and a variance to allow more than four colors in a sign, pursuant to sections 1329.05(b) – Style and Color, 1329.09(c)(1) – Maximum Area and Number Permitted, 1329.11 Schedule B, and 1329.12(d) – Application for Permits. (Page 6)

Whitney Callahan, applicant, was present to explain the request. They owned the building and were in the process of fixing it. There were to be two separate entrances that required one sign for each; one for dog grooming and one for the spa. The mural would be seven feet by fourteen feet (7' x 14'); the mural would be altered from the one submitted by having more dogs.

Mr. Fleenor suggested the mural could be larger. Mr. Siley concurred.

Mary Louise Madigan, 12900 Lake Avenue and Ward IV Councilmember, stated she was thrilled with the proposed project.

Mr. Apanasewicz had no comments. Mr. Siley said the proposed project was a great fit for the City of Lakewood.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE Docket 03-17-12 - B as submitted with the stipulation that if Ms. Callahan wanted to expand the size of the mural in the future, it would be approved administratively.** All of the members voting yea, the motion passed.

12. **Docket 03-17-12 - S**

**1548 West 117<sup>th</sup> Street  
INN THE DOGHOUSE**

- ☐ Approve
- ☐ Deny

Whitney and Mark Callahan  
10237 Berea Road, "H" and "J"



( ) Defer

Cleveland, Ohio 44102

The applicants request the review and approval of signage and a projecting sign. (Page 6)

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application as submitted with the stipulation that if Ms. Callahan wanted to expand the size of the mural in the future, it would be approved administratively. All of the members voting yea, the motion passed.

7. Docket 03-18-12 - B

C 16918-24 Detroit Avenue  
The Local Bar & Grill

- ( ) Approve
- ( ) Deny
- ( ) Defer

Michael Damiano  
MAD Concepts LLC  
11668 Harrow Place  
North Royalton, Ohio 44133

The applicant requests the review and approval of a variance for an additional business sign pursuant to sections 1329.09(d)(5) – Supplementary Area and Location Standards, 1329.11 Schedule B, and 1329.12(d) – Application for Permits. (Page 26)

Michael Damiano, applicant, was present to explain the request. He purchased the business of the former McCarthy's and would continue to eliminate the problems with unruly patrons. The side wall sign would be aluminum and mounted. The blade sign in the front of the building would aluminum also. Mr. Damiano said he had three storefronts.

Mr. Molinski said the three signs were different from each other and thought the blade sign (on the western side) was the odd one. Mr. Damiano said he felt it was needed because of trees, and he liked the use of blade signs used at other establishments; e.g. Deagans's and Rozi's. Ms. Stockman suggested continuity with the look of the signage. Mr. Damiano thought to use the blade sign over the main corner entrance.

There were no comments from the public. Mr. Apanasewicz asked if there were going to be any neon window signs. Mr. Damiano replied there were be no more than two, as per the State's allowance. Mr. Siley stated the City code did have a maximum area window allowance, and Mr. Damiano was to be conscious of it. He continued there existed a slate board on the front of the building with daily specials, and it was to be removed. Ms. Stockman thought the blade sign should be placed higher to which Mr. Damiano said it would interfere with the window of the second floor

A motion was made by Mr. Molinski, seconded by Mr. Waddell, to **APPROVE** the application as submitted. All of the members voting yea, the motion passed.

13. Docket 03-18-12 - S

16918-24 Detroit Avenue  
The Local Bar & Grill

- ( ) Approve
- ( ) Deny
- ( ) Defer

Michael Damiano  
MAD Concepts LLC  
11668 Harrow Place  
North Royalton, Ohio 44133

The applicant requests the review and approval of signage and a projecting sign. (Page 26)

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **APPROVE** with the stipulation that the banner sign on the western end of the building would be removed. All of the members voting yea, the motion passed.

#### SIGN REVIEW

14. Docket 03-23-12

17103 Detroit Avenue  
Geppetto's Pizza & Ribs

- ☐ Approve
- ☐ Deny
- ☐ Defer

Brett Smith  
Direct Image Signs Inc.  
7820 Maddock Road  
North Ridgeville, Ohio 44039

The applicant requests the review and approval of an electronic display ground sign. (Page 45)

Brett Smith, applicant, was present to explain the request. The owner of the business had problems with the letters of his existing sign being taken. Mr. Smith said he expected the use of multiple colors for the messages.

Mr. Siley said that reader boards throughout the City had been approved for use in conjunction with a fixed sign, e.g. Nature's Bin; its reader board was one color and would change every twenty-four (24) hours. He considered the proposed to be an electronic mini billboard, and the City did not approve of them.

Mr. Smith asked for it to be deferred to next month. He explained the existing base of the current sign was to be utilized.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **DEFER** the request until the meeting of April 12, 2012. All of the members voting yea, the motion passed.

#### ARCHITECTURAL BOARD OF REVIEW

10. Docket 03-21-12

R 17904 Lake Road

- ☐ Approve
- ☐ Deny
- ☐ Defer

Solvita McMillan  
17904 Lake Road  
Lakewood, Ohio 44107

The applicant requests the review and approval of a front porch and dormer. (Page 36)

Neither the applicant nor a representative was present to explain the request.

A motion was made by Mr. Molinski, seconded by Mr. Fleenor, to **DENY** the application as submitted. All of the members voting yea, the motion passed.

15. Adjourn.

A motion was made by Mr. Molinski, seconded by Mr. Orban, to **ADJOURN** the meeting adjourned at 7:48 P.M. All members voting yea, the motion passed.

Signature  For Chairman Molinski

Date

4/12/12